

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Westchester County

State: NY

PJ's Total HOME Allocation Received: \$25,581,523

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	28		
Program Progress:							
% of Funds Committed	92.63 %	95.42 %	24	94.94 %	31	30	
% of Funds Disbursed	80.28 %	78.28 %	21	84.35 %	18	25	
Leveraging Ratio for Rental Activities	4.93	2.14	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	85.53 %	73.78 %	20	81.38 %	35	32	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.16 %	69.16 %	11	68.05 %	74	70	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.60 %	79.90 %	18	79.65 %	32	32	
% of 0-30% AMI Renters to All Renters***	50.82 %	49.35 %	8	44.76 %	64	62	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.51 %	1	94.31 %	100	100	
Overall Ranking:				In State:	4 / 28	Nationally:	71 70
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$46,284	\$50,774		\$25,245	183 Units	60.60 %	
Homebuyer Unit	\$57,980	\$14,903		\$14,395	119 Units	39.40 %	
Homeowner-Rehab Unit	\$0	\$11,830		\$20,186	0 Units	0.00 %	
TBRA Unit	\$0	\$5,102		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westchester County NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$161,636	\$151,140	\$0
State:*	\$101,305	\$91,184	\$15,976
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.18

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	56.8	45.4	0.0	0.0
Black/African American:	24.6	31.1	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	3.4	0.0	0.0

ETHNICITY:

Hispanic	18.6	20.2	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	57.9	12.6	0.0	0.0
2 Persons:	16.9	23.5	0.0	0.0
3 Persons:	10.9	31.1	0.0	0.0
4 Persons:	8.7	22.7	0.0	0.0
5 Persons:	4.4	5.0	0.0	0.0
6 Persons:	0.5	4.2	0.0	0.0
7 Persons:	0.5	0.0	0.0	0.0
8 or more Persons:	0.0	0.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	13.1	10.1	0.0	0.0
Elderly:	52.5	2.5	0.0	0.0
Related/Single Parent:	17.5	29.4	0.0	0.0
Related/Two Parent:	11.5	44.5	0.0	0.0
Other:	5.5	13.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	42.6	0.8 [#]
HOME TBRA:	0.0	
Other:	9.8	
No Assistance:	47.5	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westchester County

State: NY

Group Rank: 71
(Percentile)

State Rank: 4 / 28 PJs

Overall Rank: 70
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	85.53	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	81.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.6	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.82	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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